



**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
**WEST PALM BEACH REGULATORY OFFICE**  
**4400 PGA BOULEVARD, SUITE 500**  
**PALM BEACH GARDENS, FLORIDA 33410**

Regulatory Division  
South Permits Branch

***PUBLIC NOTICE***    **MAR 01 2003**

Permit Application No. 200300516(IP-DEB)

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below:

APPLICANT: Ginn St. Lucie LA, LLP  
3228 SW Martin Downs Boulevard, Suite 5  
Palm City, Florida 34990

WATERWAY & LOCATION: The project is located in waters of the United States, at the northeast corner of Via Tesoro and Becker Road, in the City of Port St. Lucie, Sections 21, 27, and 28, Township 37 south, Range 40 east, St. Lucie County, Florida. Directions to the site are as follows: From Florida's Turnpike, exit at Stuart/Palm City exit, go approximately one mile on Martin Downs Boulevard to Highmeadows Avenue, turn left and proceed ½ mile to Murphy Road, go left on Murphy Road one mile to Becker Road, left onto Becker and proceed (~ two miles) to Via Tesoro Boulevard on the right.

LATITUDE & LONGITUDE: Latitude 27°14'31" North  
Longitude 80°20'33" West

WORK & PURPOSE: The applicant proposes to fill 54.34 acres, and dredge 3.0 acres of freshwater wetlands, on a 583-acres site, to construct a single-family residential/golf course community with recreational amenities including a racquet club and associated townhomes called "Tesoro East". For further project details, please see enclosed Attachments #1-19, dated February 21, 2003.

PROJECT HISTORY: A DA permit #87IPG-21148 was issued for a portion of the project area in 1987, which is now expired. The adjacent property to the west received DA permit #198701148(IP-TW) in August 2002.

EXISTING CONDITIONS: The onsite wetland systems can be best described as freshwater herbaceous and forested wetlands, and tidal forested wetlands. Typical vegetation in the on-site wetlands consists of wet prairies dominated by St. Johns wort, panicums, and beak rushes, forested floodplain wetlands dominated

by pond apple and red maple, and freshwater marsh areas dominated by pickerel weed, and maidencane. The existing surrounding area consists of developed land to the west and east, a conservation easement to the south, and the St. Lucie River to the north.

MITIGATION: The applicant proposes onsite preservation and enhancement of more than 100 acres of native uplands, and approximately 103.3 acres of preservation and enhancement and 30.1 acres of creation of mixed, freshwater herbaceous and forested wetlands, as mitigation for impacts to 53.44 acres of waters of the United States. The final mitigation proposal must satisfy the wetlands 'no net loss' policy and will be based on the Wetland Rapid Assessment Procedure (WRAP).

ENDANGERED SPECIES: Based on information provided by the applicant, the Corps has determined that the proposed project **may affect** the Bald Eagle (*Haliaeetus leucocephalus*), and the eastern indigo snake (*Drymarchon corais couperi*) and is seeking consultation on this determination with the U.S. Fish and Wildlife Service (USFWS), pursuant to Section 7 of the Endangered Species Act. The applicant is currently coordinating the review and approval of a bald eagle management plan through the USFWS.

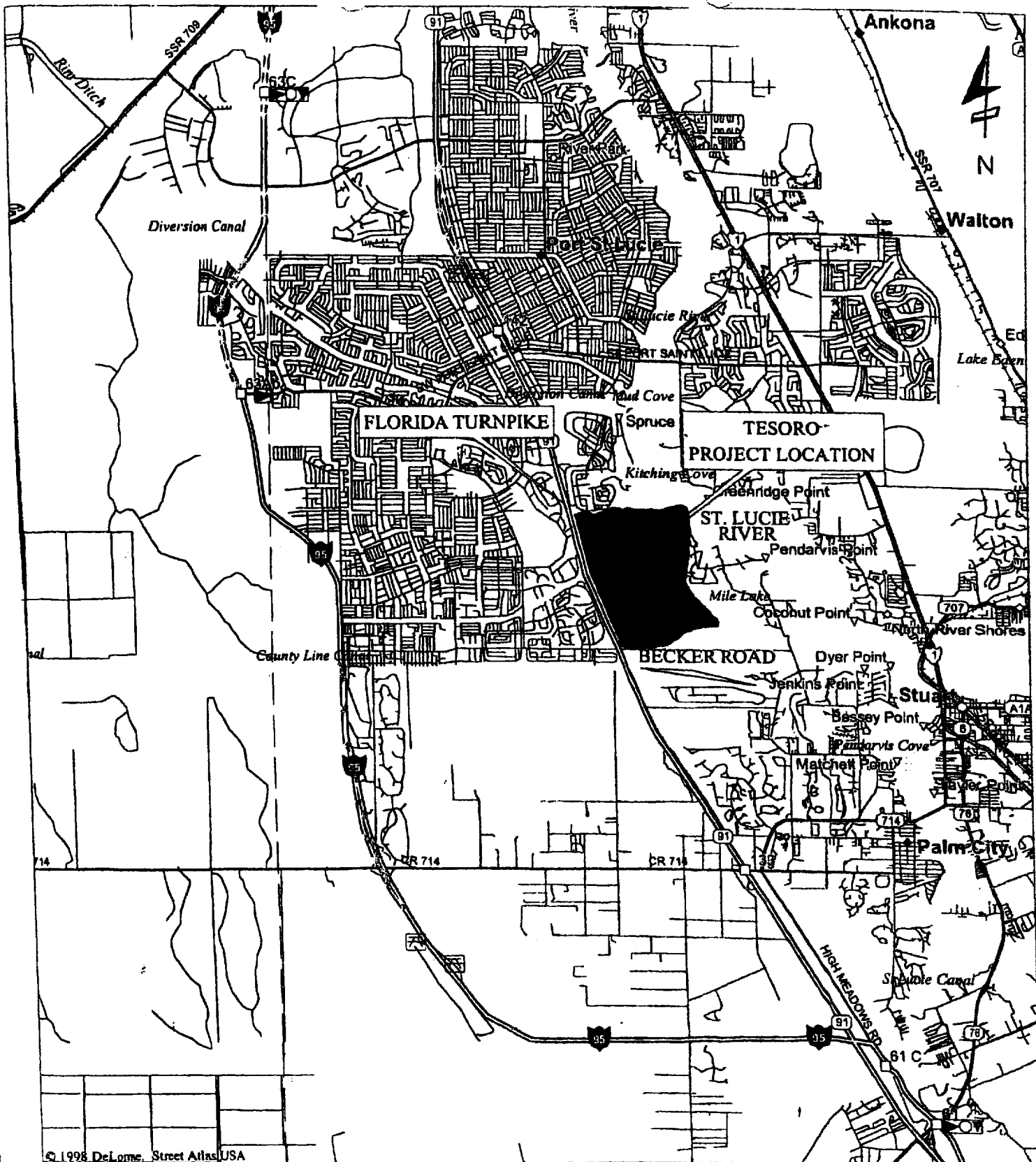
HISTORIC RESOURCES: Project site information will be forwarded to the State Historical Preservation Board Office to be reviewed for the presence of any resources listed, or eligible for listing, on the National Register of Historic Places.

NOTE: This public notice is being issued based on information furnished by the applicant. Though this information has not been completely verified, the jurisdictional wetland/upland line and site conditions have been confirmed by Corps', South Permits Branch, Palm Beach Gardens, Regulatory Office staff.

AUTHORIZATION FROM OTHER AGENCIES: The South Florida Water Management District is processing environmental resource permit application #021112-10.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice.

If you have questions concerning this application, please contact Dale Beter, by email at **dale.e.beter@saj02.usace.army.mil**, by telephone at (561) 472-3508, or by fax at (561) 626-6971.



DATE: 04-11-02

FILE: TESORO.SAE6

PROJECT NO: 00099.4

SCALE: 1" = 2 MILES

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PROJECT

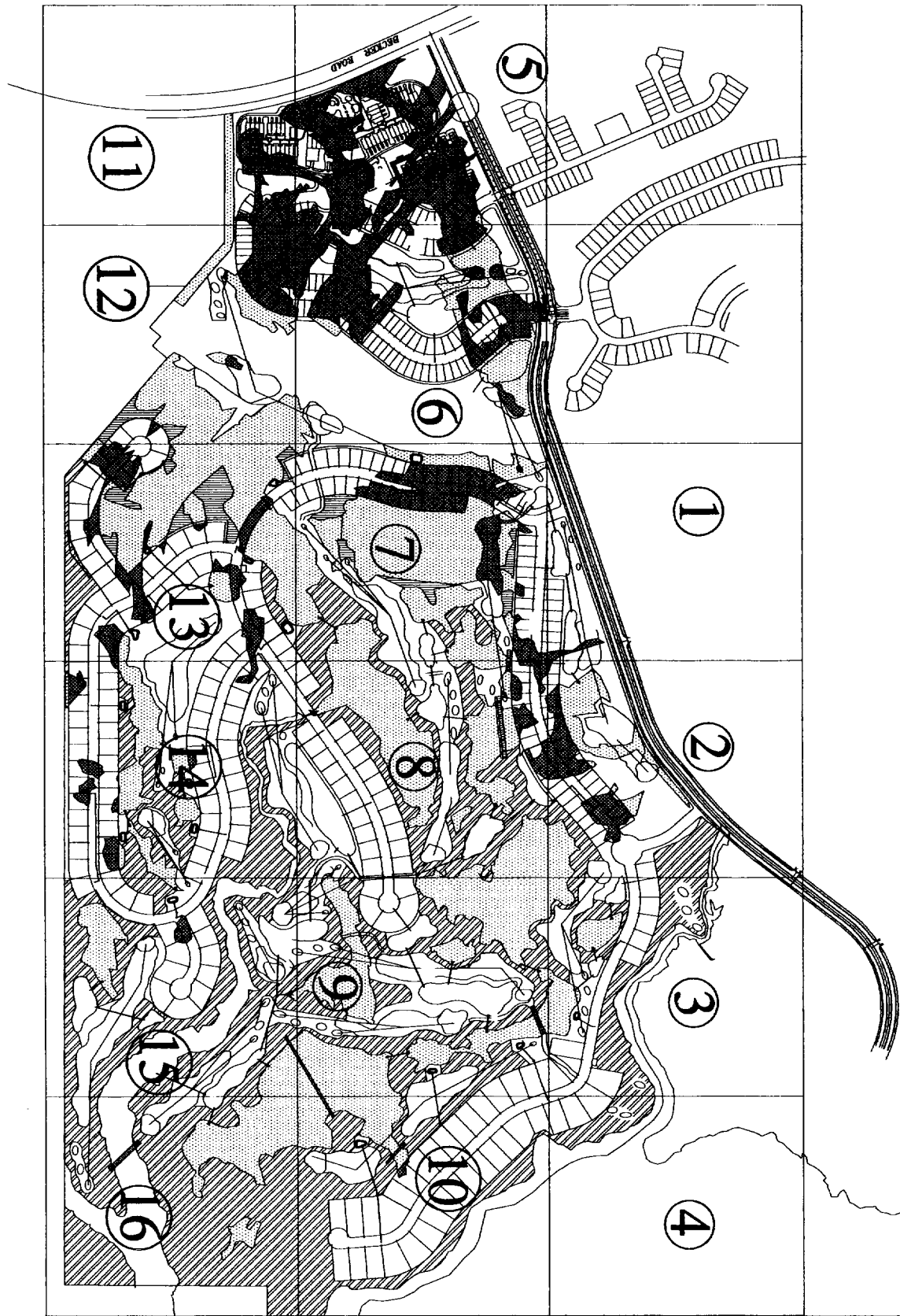


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200300516 (IP-DEB)

TESORO EAST

February 21, 2003 Attachment # 1



# Tesoro East

**Corps Of Engineers Application**  
Port Saint Lucie , Florida



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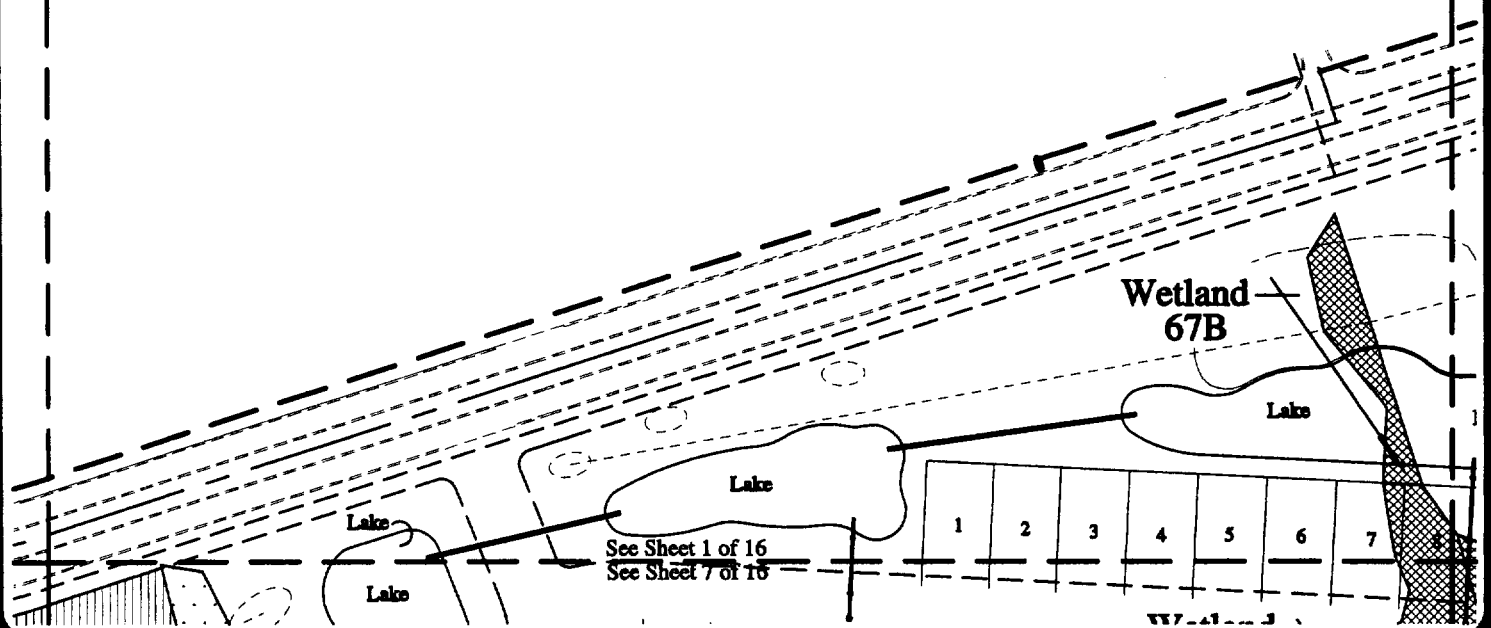
TESORO EAST

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Impact Fill/Excavation

Enhancement/Preservation

Wetland Creation

Upland Preservation

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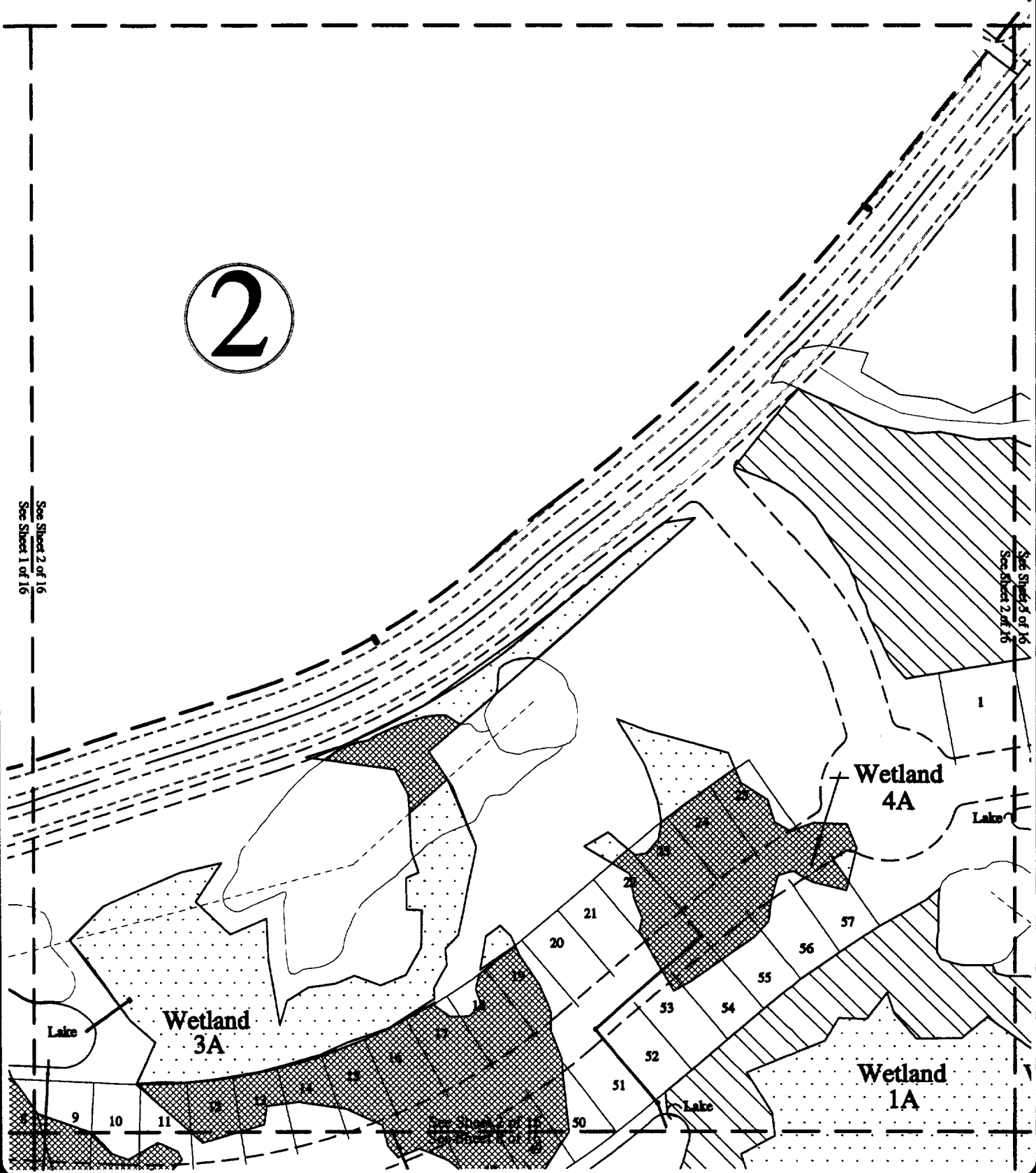
TESORO EAST





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See Sheet 2 of 16



-  Impact Fill/Excavation
-  Enhancement/Preservation
-  Wetland Creation
-  Upland Preservation

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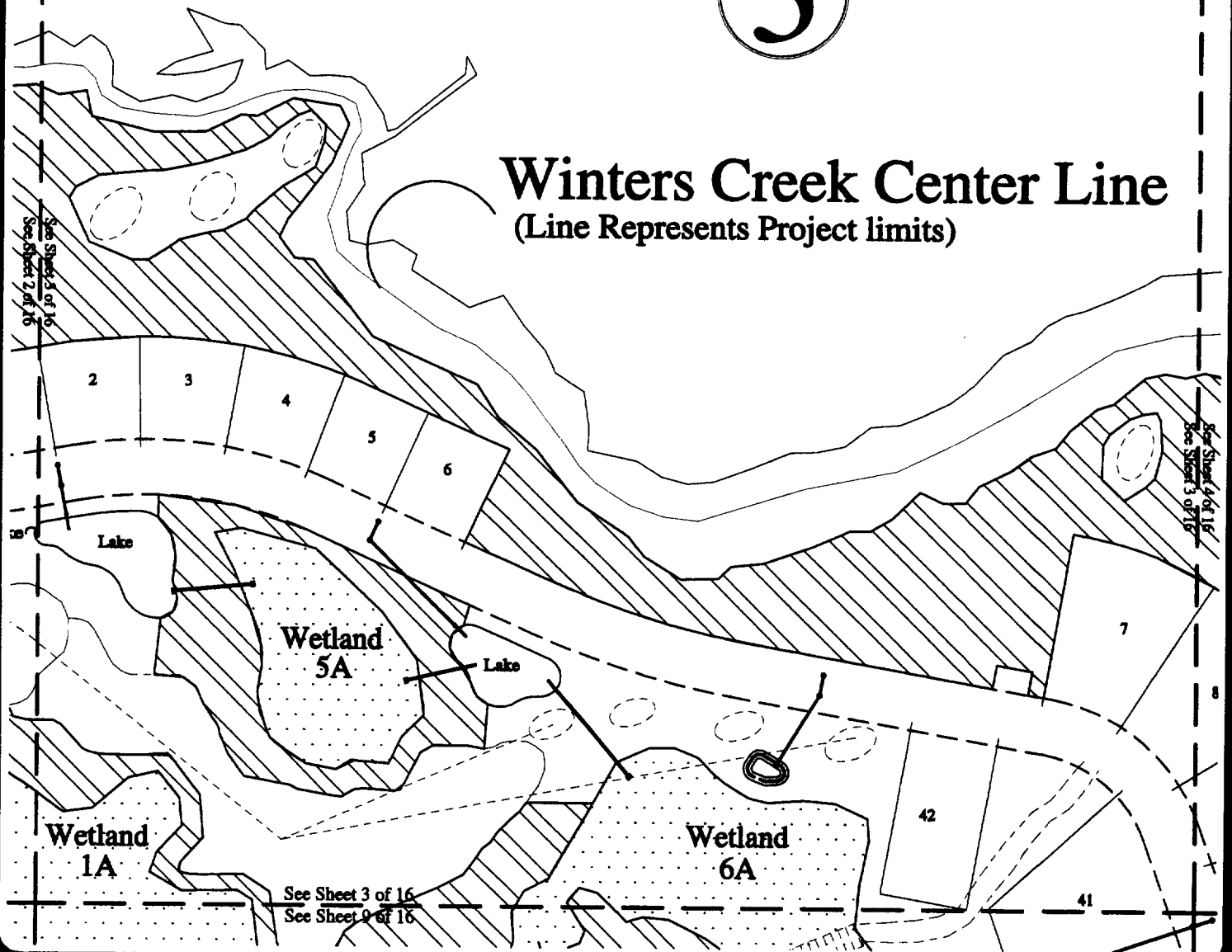
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TESORO EAST

February 21, 2003 Attachment # 4/

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# Winters Creek Center Line (Line Represents Project limits)



Impact Fill/Excavation  
Enhancement/Preservation  
Wetland Creation  
Upland Preservation

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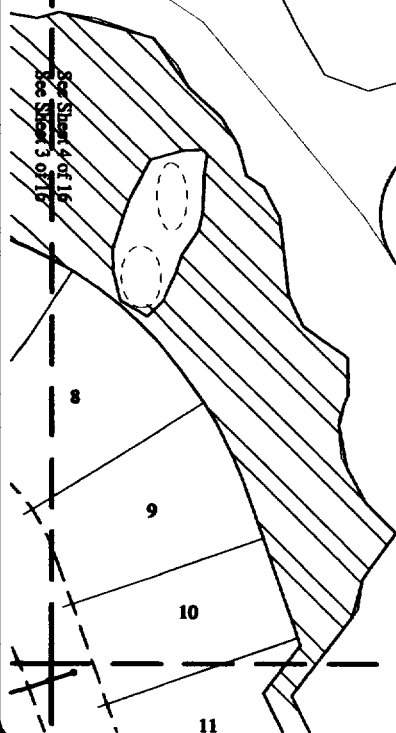


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TESORO EAST  
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# Winters Creek Center Line

(Line Represents Project limits)



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TESORO EAST

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5

Wetland  
6C

Wetland  
61B

Wetland  
59B

Wetland  
61B

Wetland  
62B

BECKER  
ROAD

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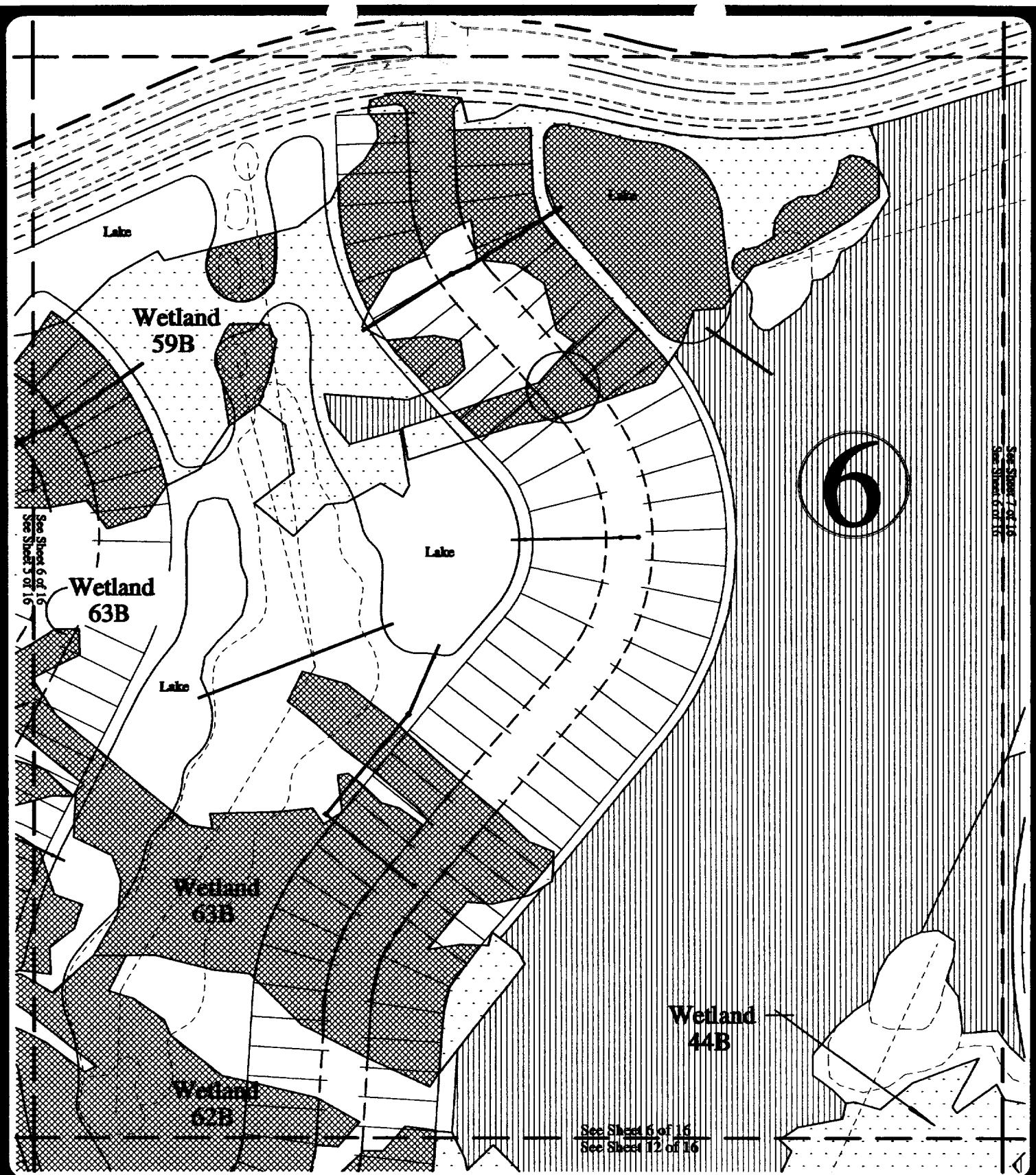






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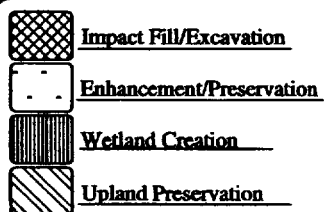
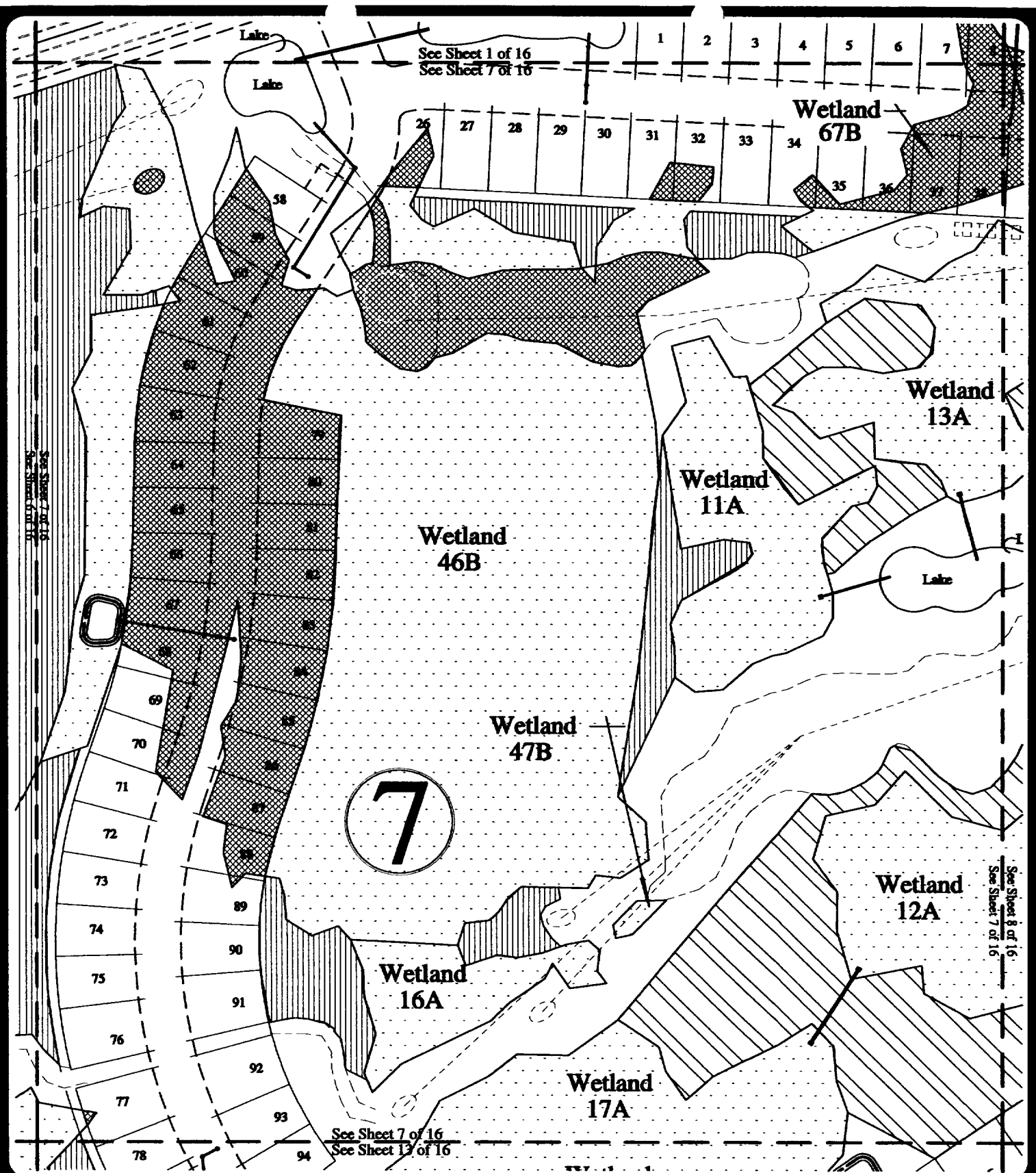
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-  Enhancement/Preservation
-  Wetland Creation
-  Upland Preservation

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 February 21, 2003 Attachment # 60



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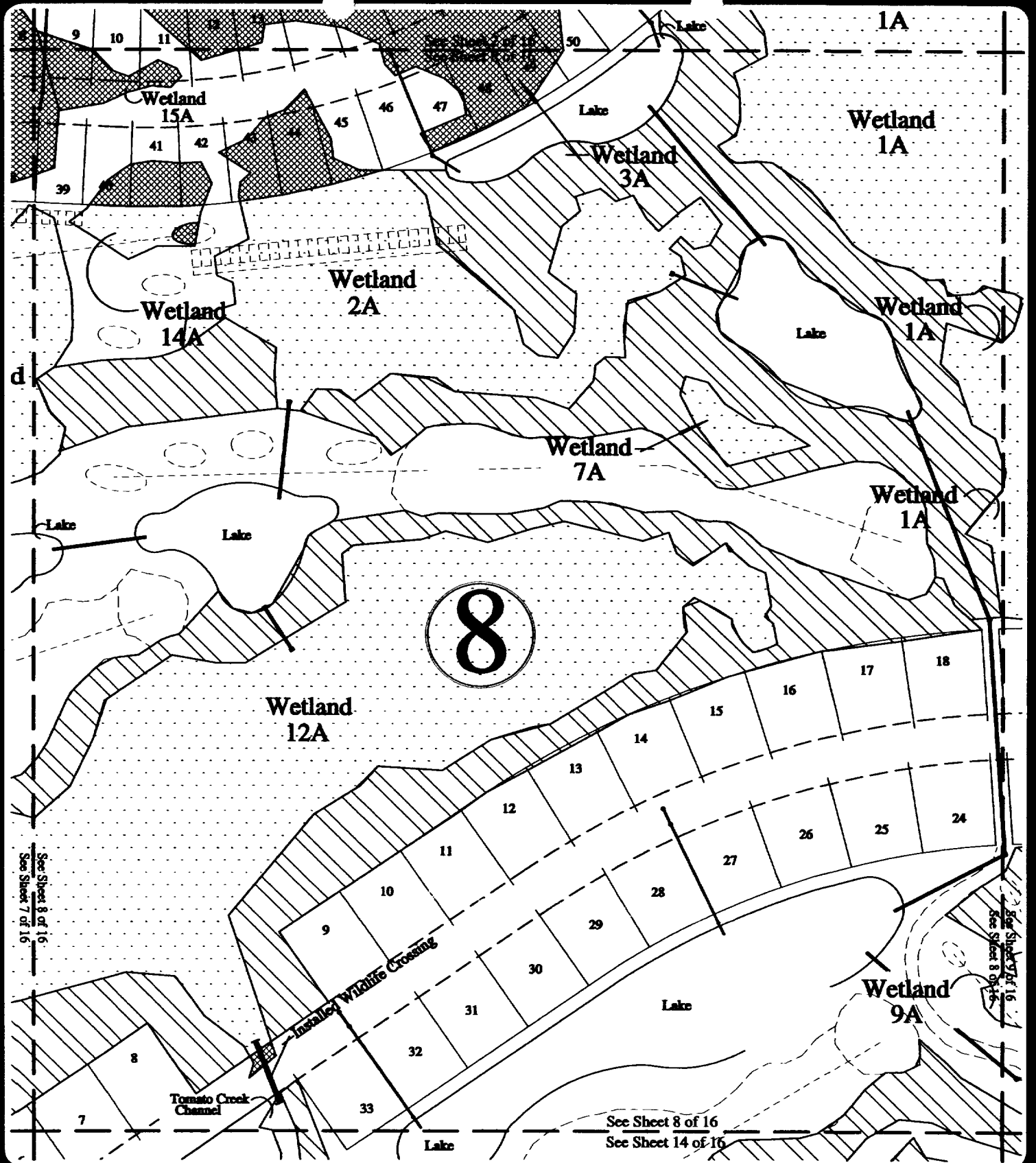






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February 21, 2003 Attachment # 7



-  Impact Fill/Excavation
-  Enhancement/Preservation
-  Wetland Creation
-  Upland Preservation

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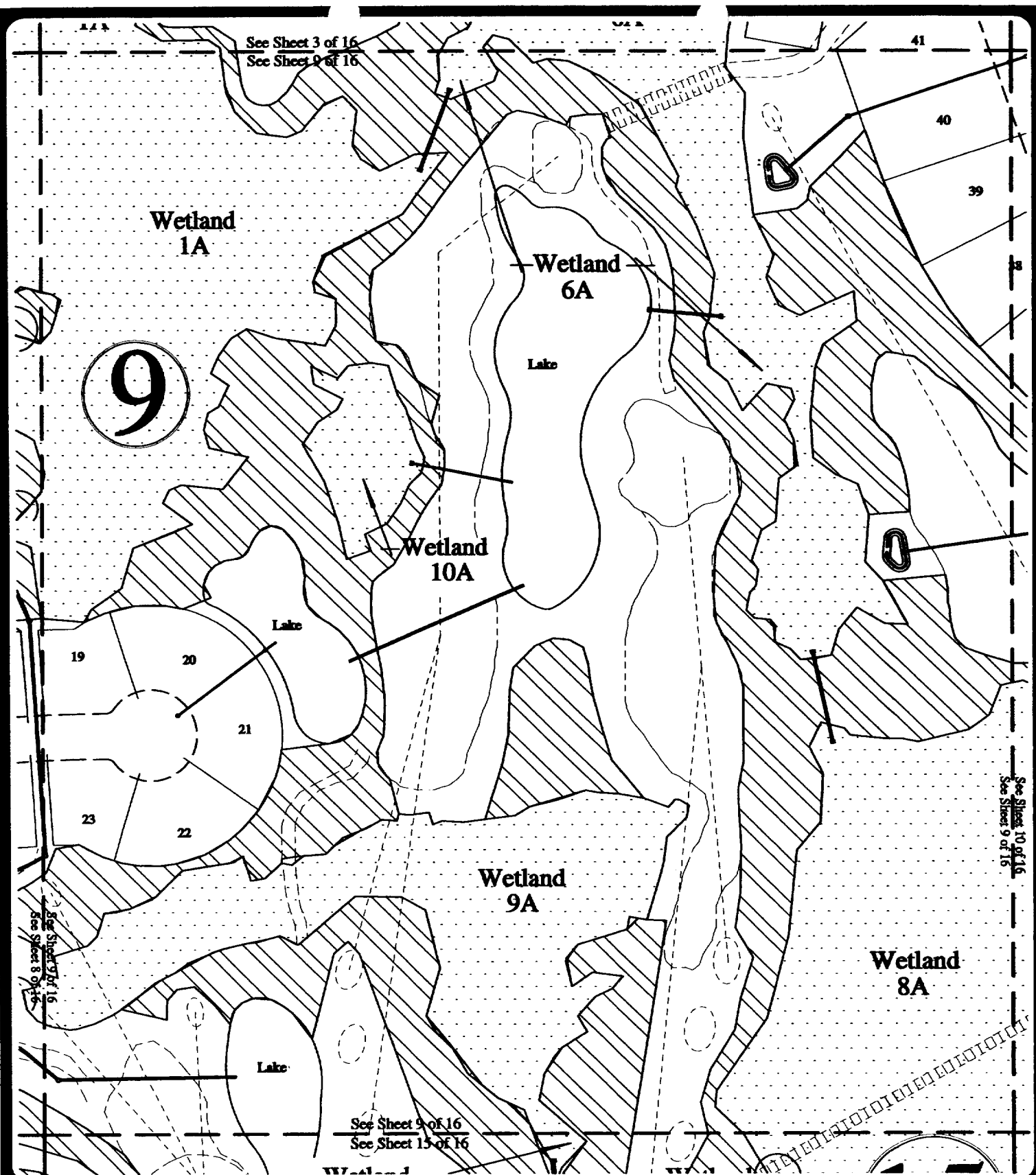






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February 21, 2003 Attachment # 1D



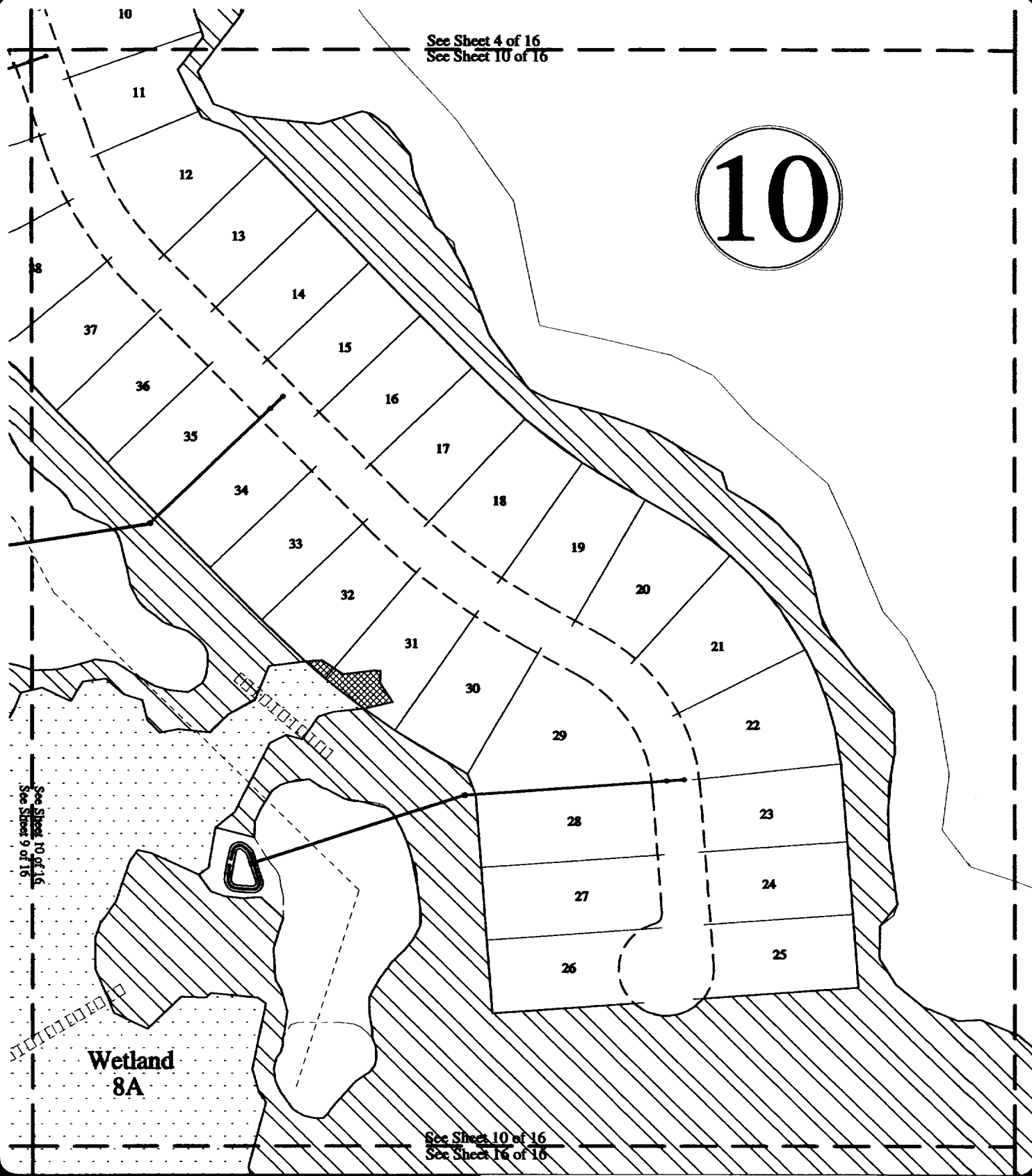
-  Impact Fill/Excavation
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Enhancement/Preservation  
Wetland Creation  
Upland Preservation

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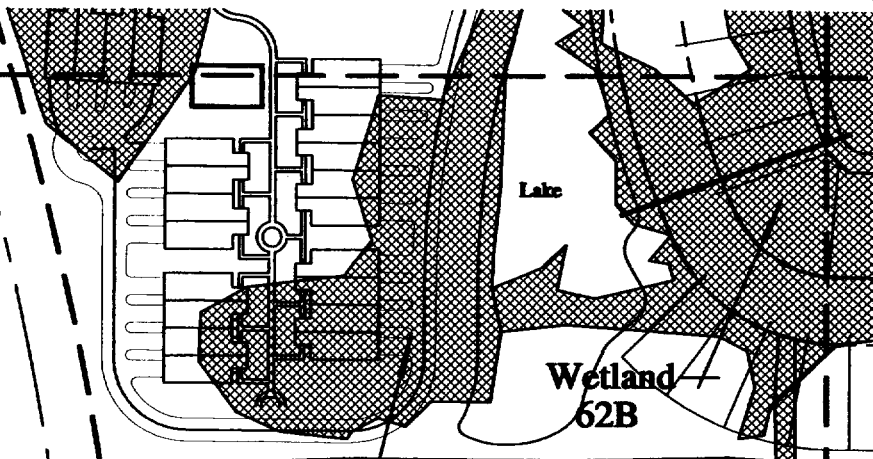
TESORO EAST

February 21, 2003 Attachment # 12

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Wetland  
61B

Wetland  
7C

Wetland  
62B

11

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Impact Fill/Excavation

Enhancement/Preservation

Wetland Creation

Upland Preservation

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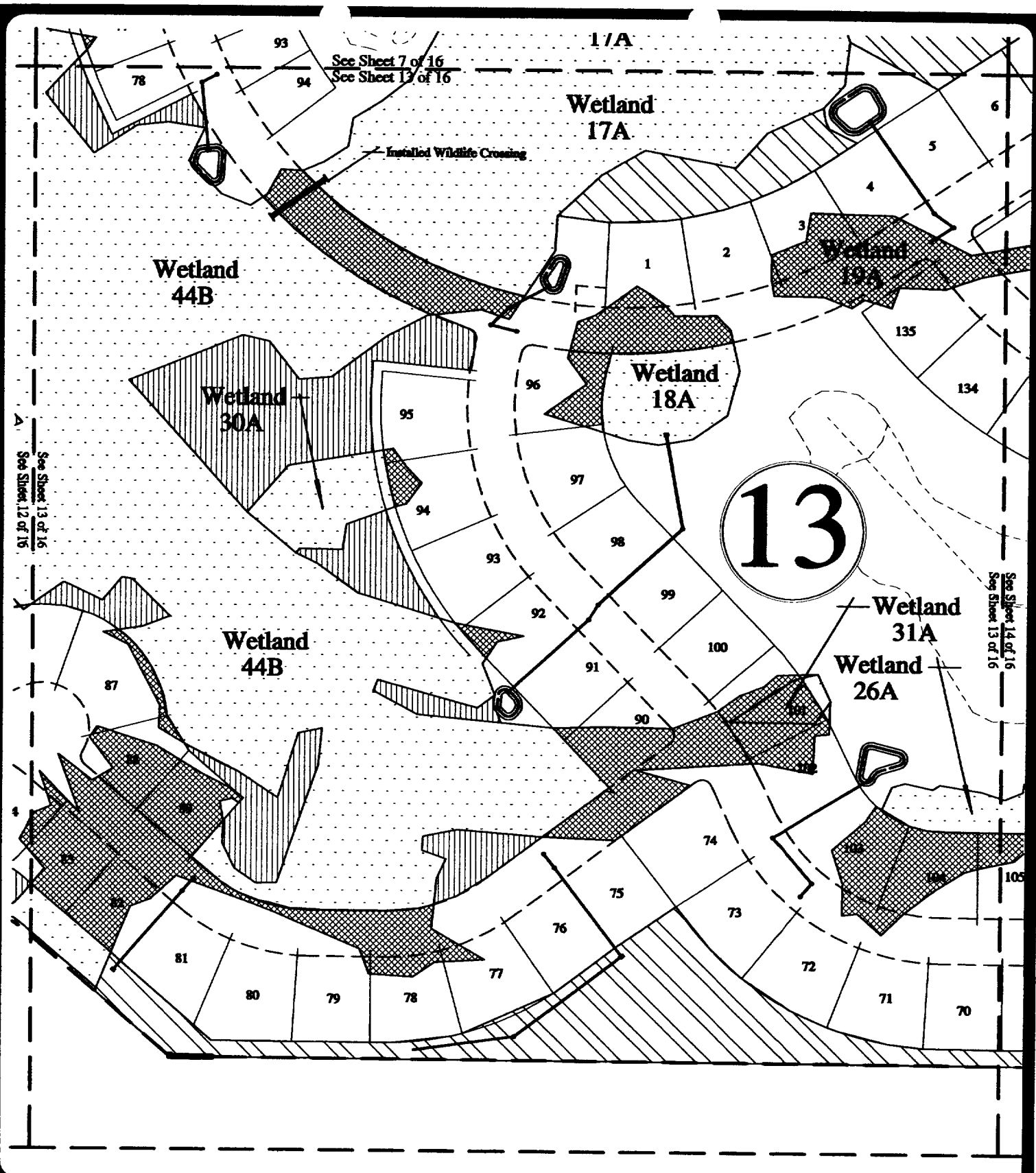
February 21, 2003 Attachment # 13

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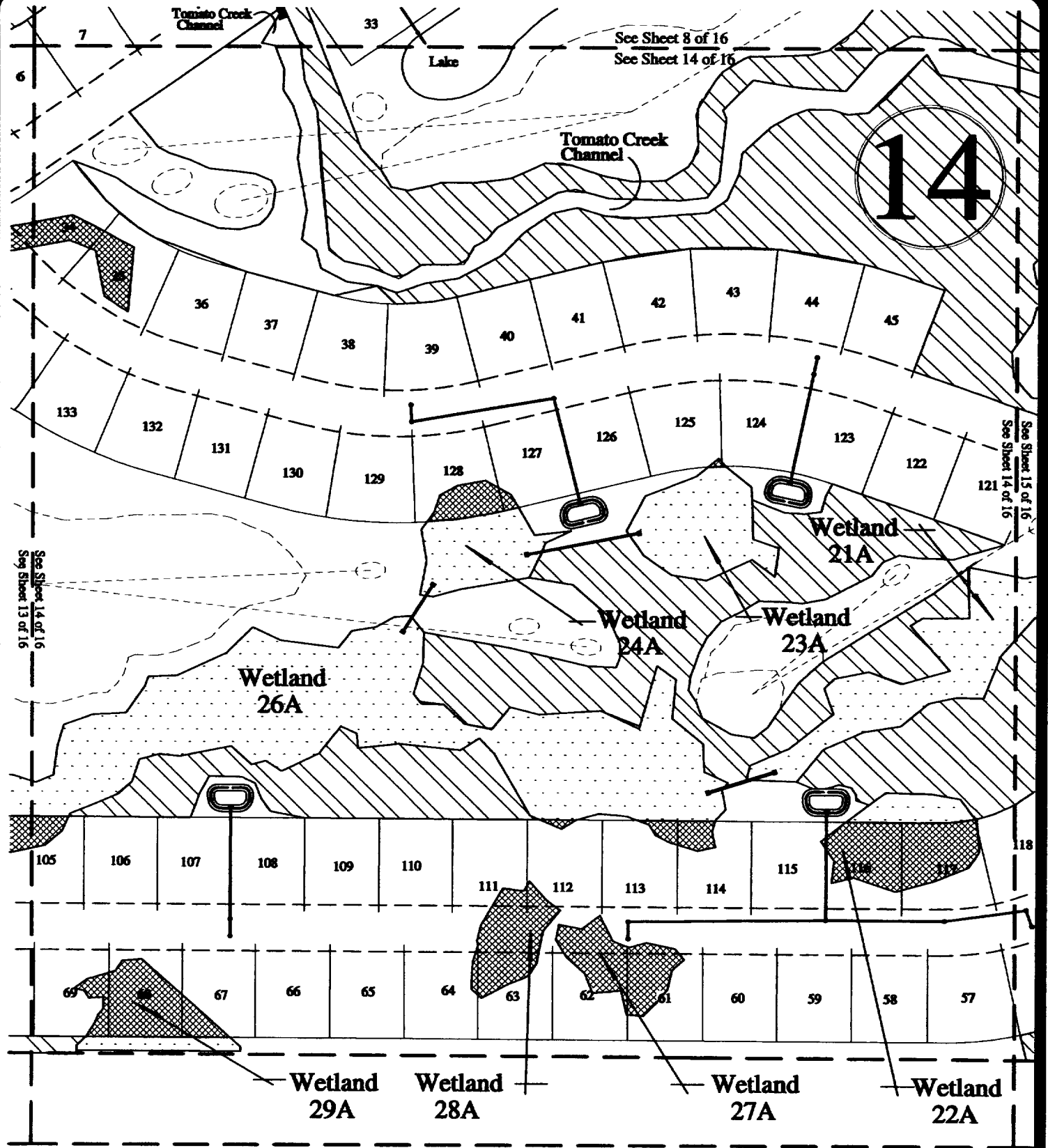
**Impact Fill/Excavation**  
**Enhancement/Preservation**  
**Wetland Creation**  
**Upland Preservation**





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-  Impact Fill/Excavation
-  Enhancement/Preservation
-  Wetland Creation
-  Upland Preservation

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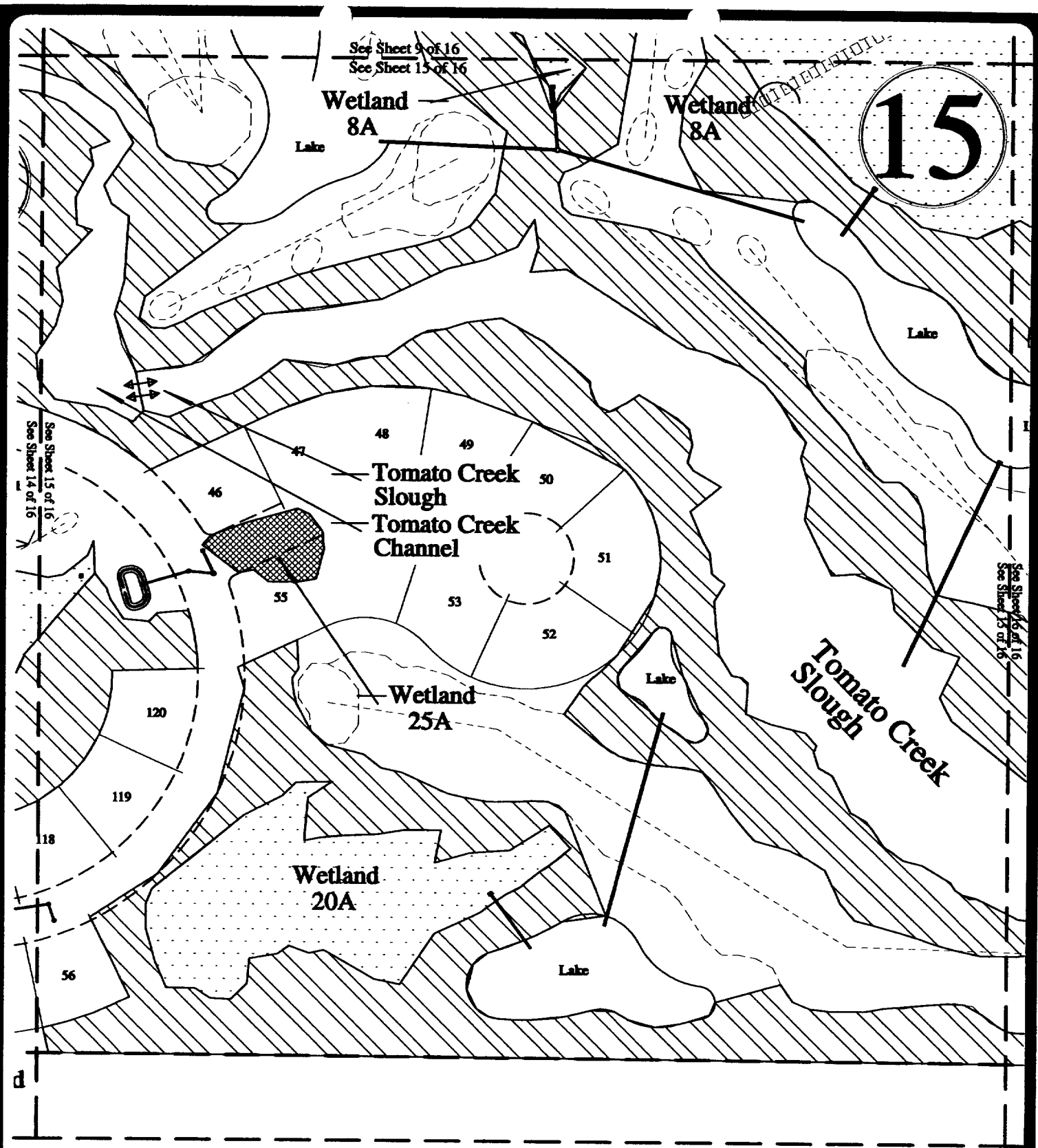






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TESORO EAST

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-  Impact Fill/Excavation
-  Enhancement/Preservation
-  Wetland Creation
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TESORO EAST

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Wetland  
8A

Wetland  
32A

Lake

16

Tomato Creek  
Slough

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Impact Fill/Excavation

Enhancement/Preservation

Wetland Creation

Upland Preservation

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TESORO EAST

February 21, 2003 Attachment # 18

Tesoro East										
Wetland Name	Type	Pre-Impact Area (Acres)	Dredge Area (Acres)	Impact Area (Acres)	WRAP (Impact) Delta	WRAP Functional Capacity Unit-Debits	Preserved/ Created Area (Acres)	Mitigation Description	WRAP (Preserve) Delta	WRAP Functional Capacity Unit-Credits (with temporal lag)
1A	WP	11.15		0.02	0.00	0.00	11.13	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.92	10.24
2A	WP	3.98		0.42	0.00	0.00	3.56	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.92	3.28
3A	WP	5.26		2.48	0.77	1.91	2.78	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	-0.02	-0.06
4A	WP	1.59		1.28	0.00	0.00	0.31	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.75	0.23
5A	WP	1.10		0.00	0.90	0.00	1.10	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.02	0.02
6A	WP	4.21		0.00	0.83	0.00	4.21	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.09	0.38
7A	WP	0.25		0.00	0.00	0.00	0.25	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.92	0.23
8A	WP	16.60		0.09	0.83	0.07	16.51	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.09	1.49
9A	DM	4.44		0.00	0.77	0.00	4.44	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.15	0.67
10A	WP	0.74		0.00	0.00	0.00	0.74	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.92	0.68
11A	WP	1.94		0.00	0.00	0.00	1.94	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.92	1.78
11A CR	wp	0.00		0.00	0.00	0.00	0.57	CREATE WET PRAIRIE WETLAND	0.92	0.52
12A	DM	9.75		0.02	0.83	0.02	9.73	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.09	0.88
13A	WP	1.96		0.00	0.00	0.00	1.96	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.92	1.80
14A	WP	0.49		0.23	0.00	0.00	0.26	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.75	0.20
15A	WP	0.27		0.27	0.00	0.00	0.00	NONE		0.00
16A	WP	0.91		0.00	0.77	0.00	0.91	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.02	0.02
16A CR	WP	0.00		0.00	0.00	0.00	0.62	CREATE WET PRAIRIE WETLAND	0.79	0.49
17A	WP	5.70		0.61	0.83	0.51	5.09	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.05	0.25
18A	DM	1.06		0.48	0.83	0.40	0.58	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	-0.08	-0.05
19A	WP	0.93		0.93	0.90	0.84	0.00	NONE		0.00
20A	WP	2.44		0.00	0.92	0.00	2.44	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.00	0.00
21A	HPF	0.89		0.00	0.75	0.00	0.89	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.13	0.12
22A	WP	0.57		0.43	0.90	0.39	0.14	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	-0.15	-0.02
23A	WP	0.57		0.01	0.90	0.01	0.56	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	-0.02	-0.01
24A	WP	0.53		0.12	0.92	0.11	0.41	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	-0.04	-0.02
25A	WP	0.32		0.32	0.90	0.29	0.00	NONE		0.00
26A	WP	4.14		0.72	0.92	0.66	3.42	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	-0.04	-0.14
27A	WP	0.32		0.32	0.90	0.29	0.00	NONE		0.00
28A	WP	0.31		0.31	0.90	0.28	0.00	NONE		0.00
29A	HPF	0.47		0.46	0.75	0.35	0.01	NONE		0.00
30A	WP	0.56		0.06	0.90	0.05	0.50	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	-0.07	-0.04
31A	WP	0.15		0.15	0.90	0.14	0.00	NONE		0.00
32A	WP	0.66		0.00	0.90	0.00	0.66	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.02	0.01
43B	RC	0.30		0.14	0.63	0.09	0.16	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.20	0.03
44B HF	HF	16.75		2.00	0.77	1.54	18.00	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.06	1.08
44B RC	RC	4.19		0.94	0.63	0.59	0.00	NONE	0.20	0.00
44B CR	HF	0.00		0.00	0.00	0.00	5.44	CREATE HYDRIC PINE FLATWOODS	0.83	4.52
46B HF	HF	4.87		0.00	0.77	0.00	12.95	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.02	0.26
46B RC	RC	14.61		6.53	0.63	4.11	0.00	NONE	0.16	0.00
46B CR	HF	0.00		0.00	0.00	0.00	0.56	CREATE HYDRIC PINE FLATWOODS	0.79	0.44
47B	RC	0.05		0.05	0.63	0.03	0.00	NONE		0.00
48B	RC	0.68		0.68	0.63	0.43	0.00	NONE		0.00
59B WP	WP	1.80		1.80	0.84	1.51	0.00	NONE		0.00
59B RC	RC	12.13		8.30	0.63	5.23	3.83	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.16	0.61
59B CR	WP	0.00		0.00	0.00	0.00	0.19	CREATE WET PRAIRIE WETLAND	0.79	0.15
61B HF	HF	5.50		5.50	0.77	4.24	0.00	NONE		0.00
61B RC	RC	5.50		5.50	0.63	3.47	0.00	NONE		0.00
62B HF	HF	4.85		4.85	0.77	3.73	1.29	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.02	0.03
62B RC	RC	3.24		1.95	0.63	1.23	0.00	NONE		0.00
63B HF	HF	2.99		2.99	0.77	2.30	0.00	NONE		0.00
63B RC	RC	2.00		1.74	0.63	1.10	0.26	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.16	0.04
67B	RC	1.09		1.09	0.63	0.69	0.00	NONE		0.00
67B CR	WP	0.00		0.00	0.00	0.00	0.24	CREATE WET PRAIRIE WETLAND	0.79	0.19
6C	CA	0.55		0.55	0.63	0.35	0.00	NONE		0.00
7C	CA	1.90		0.00	0.63	0.00	1.90	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.16	0.30
CRK CH	FW	2.50		0.00	0.80	0.00	2.50	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.00	0.00
CRK SL	FW	14.24		0.00	0.97	0.00	14.24	REMOVE EXOTICS, RE-PLANT, RE-HYDRATE	0.00	0.00
CELL	WP	0.00		0.00	0.00	0.00	10.00	CREATE WET PRAIRIE MARSH SYSTEM	0.77	7.70
						0.00				0.00
		184.00	0.00	54.34	33.74	36.93	147.28		14.08	38.32
									Overall WRAP credit/debit-units>	1.39
	DM = DEEP MARSH HPF=HYDRIC FLATWOODS RC=ROAD CUT CA = CANAL WP=wet prairie FW=forested wetland									

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200300516(IP-DEB)

TESORO EAST

February 21, 2003 Attachment # 19

**IMPACT ON NATURAL RESOURCES:** Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**COASTAL ZONE MANAGEMENT CONSISTENCY:** In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

**REQUEST FOR PUBLIC HEARING:** Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

  
John R. Hall  
Chief, Regulatory Division